

Owner name: JOSEPH LOMONACO JR  
CHRISTANN LLC

Property address: 131 WILLOW AVE.

Borough STATEN ISLAND (5)	Block 2841	Lot 162
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### How much do I owe?

Outstanding charges	\$0.00
New charges	\$1,351.51
<b>Total amount due by January 2, 2024*</b>	<b>\$1,351.51</b>

\* To avoid interest, you must pay by January 16.

### Ways to pay:

#### Most common way to pay



#### Online

Go to **www.nyc.gov/citypay** or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.



*No fees when you pay from your checking account (e-check) or electronic wire transfer.*

#### Other ways to pay



#### By Mail

Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.



#### In Person

Visit a DOF business center with a copy of this bill. See [www.nyc.gov/visitdof](http://www.nyc.gov/visitdof) for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.

PTS - LD - 1400.01 - S4 - 40 - 0 - 4 - 59951

**Borough: 5 Block: 02841 Lot: 0162**



Statement of Account  
66 John Street  
Room 104 Mailroom  
New York, NY 10038

**Want faster payment processing  
and instant confirmation?**

Pay online at [www.nyc.gov/citypay](http://www.nyc.gov/citypay)

**Amount Due 01/02/24: \$1,351.51**

**Amount Enclosed:**

#966093123111801#  
JOSEPH LOMONACO JR.  
83 WOODLAND DR.  
MIDDLETOWN NJ 07748-3418

**Make checks payable & mail payment to:**  
NYC Department of Finance  
PO Box 680  
Newark NJ 07101-0680

9660931231118 01 5028410162 0000000135151 0000000269842 240102112024000 6

Billing Summary	Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)	\$0.00
New charges (Sum of new property taxes and other charges-see below for details)	\$1,351.51
<b>AMOUNT DUE BY JANUARY 2, 2024</b>	<b>\$1,351.51</b>
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30. The amount shown includes a discount of \$4.60 that you would receive if you pay by January 16, 2024.	\$2,698.42

**Your property details:**

Estimated market value:	\$176,000
Tax class:	4 - Commercial Or Industrial
Prior year tax rate:	10.6460%
Current tax rate:	10.5920%
Exemptions:	
ICIP Ind/Special Ex	\$27,900.00

**How we calculate your annual taxes:**

Billable assessed value:	\$79,200.00
minus exemptions:	– \$27,900.00
times the current tax rate:	x 10.5920%
<b>Annual property tax:</b>	<b>\$5,433.72</b>

## Activity for This Billing Period

### Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at [www.nyc.gov/dofcustomerservice](http://www.nyc.gov/dofcustomerservice).

	Activity Date	
Finance-Property Tax		\$1,365.35
Adopted Tax Rate	01/01/2024	\$-13.84
<b>Department of Finance Total</b>		<b>\$1,351.51</b>

### Messages for You:

Visit [www.nyc.gov/taxbill](http://www.nyc.gov/taxbill) to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

**Home banking payment instructions:** Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your BBL number: 5-2841-162. Our address is PO Box 680, Newark, NJ 07101-0680.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

## Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit [www.nyc.gov/nycproperty](http://www.nyc.gov/nycproperty).

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	04/01/2024		\$1,365.35
Adopted Tax Rate		01/01/2024	\$-13.84

### Additional Messages for You:

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor storefront units on the premises, even if you are exempt from filing an RPIE statement. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file rent roll information. The deadline to file is June 3, 2024. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit [www.nyc.gov/rpie](http://www.nyc.gov/rpie) for more information.

